

From: Samantha Bowers [<mailto:sbowers@haca.org>]
From: Peter Laine [<mailto:phlaine@earthlink.net>]
From: Debbie Nordeen [<mailto:nordeeni@bellsouth.net>]

From: Samantha Bowers [<mailto:sbowers@haca.org>]
Sent: Tuesday, October 22, 2013 1:23 PM
To: Esther Manheimer
Subject: Short Term Rental

Hello Honorable Manheimer- In reviewing minutes from the City of Asheville regarding Short Term Rentals, it is noted staff was assigned to research short term rentals in other communities. I have an annual report from a nationwide short term rental company that would be beneficial to this staff. It specifically outlines the growth of rentals in Asheville and the positive economic impact on the owner and the community at large.

Here are some quotes from the 2012 Airbnb Annual Report:

(In) San Francisco 60% of hosts (owners) earn less than the area median income, indicating that Airbnb provides valuable support to the city's middle class. 42% of hosts use their Airbnb income for essential living expenses, and on average spend 56% of their earnings on their rent or mortgage.

Because they differ substantially from hotel guests, many Airbnb guests would not come to San Francisco without Airbnb, and 32% said they would not have stayed as long without Airbnb. Airbnb guests visit 67% more neighborhoods than hotel guests and spend substantial amounts in these neighborhoods. 60% of their spending throughout their trips is spent in the neighborhoods where they stay.

60% of guests spend the money they save by using Airbnb in the destination, by staying longer and patronizing local businesses.

What would be the easiest way to get this report to them?

 Ph: [828.239.3504](tel:828.239.3504)

From: Marsha Stickford
Sent: Wednesday, May 29, 2013 2:21 PM
To: Judy Daniel; Shannon Tuch
Cc: Alan Glines; Christy Edwards
Subject: RE: Short term rentals

Keep me posted if you want to move the conversation out into the community! One place it is an item is developments where they have HOAs and it is against the rules!

From: Peter Laine [<mailto:phlaine@earthlink.net>]

Sent: Monday, December 30, 2013 11:22 AM

To: Judy Daniel; Esther Manheimer

Cc: Marc Hunt; Cathy Ball; Gary Jackson

Subject: RE: Short Term Rentals in Asheville

Dear Ms. Daniel,

Thank you for the information. I have a few residential single family homes I rent in close proximity to downtown Asheville and am developing a mixed use building in downtown at 59 Broadway. My interest in this issue is two fold. One, I am interested in the evolution of the issue in residential neighborhoods such as where I have single family homes under long-term leases. Two, I am developing the downtown building under the expectation of being able to offer short-term rentals based on my understanding of code and zoning requirements. My building plans are currently influenced by code requirements for short-term rentals - two points of ingress/egress. If code / zoning is to change such that I may be limited on renting short-term then I may want to reconsider my plans thus capital investment to better accommodate long-term rental option.

Thank you again for engaging with me on this topic. I will be attending the meeting on the 21st.

Sincerely,

Peter Laine

From: Debbie Nordeen [mailto:nordeeni@bellsouth.net]
Sent: Friday, April 13, 2012 5:42 PM
To: councilgroup; Mayor Terry Bellamy
Cc: Shannon Tuch; Judy Daniel
Subject: SHORT TERM RENTAL ORDINANCE

Dear Mayor, City Council, and City planners,

Hi! My husband and I are a property owners in our fantastic city. Recently I was 'busted' for operating a short term rental..a darling 1 bedroom apartment in a brand new house we own....up to par, certificate of occupancy, etc etc. I did not know there was an ordinance prohibiting short term rentals under 30 days. (Of course, I am now complying so as NOT to pay \$100 a day fine!).

Long story short: I wish to change the ordinance in the UDO that prohibits short term rentals within the City of Asheville.

I was told by the code inspector that the City is 'complaint driven'. I don't mind that...especially when it comes to barking dogs, and abandoned vehicles. This system actually works quite well in general. But HUNDREDS of Asheville property owners are in violation...I'm sure you know this. I wouldn't dream of complaining about any of them, since I think the ordinance is unfair. You must know about these violators. If so, is it a 'don't ask, don't tell' policy on your part? Local real estate office ads and many websites prove that this is a thriving enterprise in Asheville! And that's a GOOD thing! Let's legitimize it!

In the few months that I had this sweet rental, I had people visiting Asheville from the following places: New York City, California, Florida, Tennessee, Georgia, Michigan, England, India....and more. They came for conferences, festivals, work, and of course, many came just to see our diverse, eclectic city and to hike in the mountains nearby. Every single person who stayed in our rental remarked how happy they were to have this alternative to hotels. They mentioned how fun it was to be in a neighborhood. These people treated my property with great respect and were never a nuisance. There was no extra noise or traffic to the neighborhood.

Another population served by these short-term rentals is the single parent and family population. Several of our guests were divorced fathers, coming to Asheville to spend time with their children. Having a small apartment provided a home-like atmosphere for their families. Other short term property owners accept pets. Remember, among many other 'firsts' Asheville was voted the number one place to go on vacation with your dog!

I don't understand why we can't have an equitable ordinance that requires permitting for short-term rentals. Yes, let there be occupancy taxes and standards to keep up the quality offered. But allow them! When Asheville is touted and promoted as one of the most fantastic places to visit and experience, why does the City wish to limit the variety of decent alternatives to hotel and exclusive Bed and Breakfast stays?

Let's make short-term rentals legal. Guidelines and standards with permits, yes! Property owners paying an occupancy tax, yes! Throwing out a wonderful alternative to hotel and B&B stays because of a few sub-par accommodations, no! Thanks for listening...What's my next step?

Debbie Nordeen
828 274-0307

From: JB Culpepper [mailto:jculpepper@townofchapelhill.org]

Sent: Thursday, January 02, 2014 9:18 AM

To: Judy Daniel

Subject: RE: Short Term (Less than 30 days) Rental Regulations?

Hi Judy – Our regulations for dwelling units in residential zones call for rental for periods of one week or more. This is compared to lodging units for hotels and rooming houses that can be for periods of less than 1 week. So, if you rent a house for a week, you are fine in Chapel Hill.

Lee Einsweiler is helping us update our ordinance so I need to ask him to help us on this one! Let me know if you find anything good – Thxs, JB

J.B. Culpepper

Planning Director

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